WARRANTY DEED

69-1-32

Know all Men by these Presents,

That I, CHRISTOPHER R. BEACH of Waterville, County of Kennebec and State of Maine 019301

in consideration of one dollar and other valuable consideration

TRANSFER TAX

paid by MARGARET KELLEY of said Waterville

whose mailing address is 31 Eustis Parkway, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and ronvey unto the said MARGARET KELLEY, her

heirs and assigns forever, the following parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, described as follows, to wit:

Beginning in the southerly line of Hazelwood Avenue at the northeast corner of land of the herein Grantor, land conveyed to the said Grantor by a deed recorded in the Kennebec County Registry of Deeds in Book 2539 Page 307 on January 31, 1983; thence S 26° 21' 03"Wa distance of forty three (43) feet to a point; thence N 63° 10' 46"Wa distance of ten and one half (10.50) feet to a point; thence S 28° 20' 59"Wa distance of one hundred and thirty sixth one hundreth (100.36') feet to a point marking the southeast boundary of property of the herein Grantor; thence S 63° 14' 51" E a distance of sixty six and seventy seventh one hundreth (66.77') feet to a point; thence N 28° 31' 14" E a distance of sixty two (62') feet to a point; thence S 62° 45' 42" E a distance of thirty and nine hundreths (30.09') feet to a point; thence N 30° 27' 56" E a distance of nineteen and seventy two hundreths (19.72') feet to a point; thence N 17° 09' 15" E a distance of sixty two and eighty two one hundreths (62.82') feet to the southerly line of Hazelwood Avenue; thence N 63° 16' 04" W a distance of seventy six and fifty six one hundreth (76.56') feet along said Hazelwood Havenue to the point of beginning.

Being the same property conveyed to the herein Grantor by deed of Martha R. Beach on June 19, 1987 and recorded in said Registry in Book 3179 Page 71.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MARGARET KELLEY, her

heirs and assigns, to them and their use and behoof forever. And Ι rouenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs shall and will warrant and defend the same to the said and her heirs and assigns forever, against the lawful claims and demands of all persons. Grantee,

In Witness Whereof, CHRISTOPHER R. BEACH

XMX

husband miterofickershid

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this thirty-first day of the month of July , A.D. 1987 .

Signed, Sealed and Belivered

in presence of	
John Alex D	CHRISTOPHER R. BEACH
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State of Maine, County of Kennebec	В вя: Дилу 31 1987

Then personally appeared the above named CHRISTOPHER R. BEACH

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

July 31 1987

Printed Name, CYRIL M. JOLY JR.

BH:

RECEIVED KENNEBEC SS.

1987 AUG -4 AM 9:00

RECORDED FROM ORIGINAL